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HOUSE BILL NO. 1867

Offered January 14, 2015

Prefiled January 13, 2015

A BILL to amend and reenact § 55-248.13 of the Code of Virginia, relating to the Virginia Residential Landlord and Tenant Act; obligations of the landlord; visible mold remediation.

 Patron—Krupicka

 Referred to Committee on General Laws

Be it enacted by the General Assembly of Virginia:**1. That § 55-248.13 of the Code of Virginia is amended and reenacted as follows:****§ 55-248.13. Landlord to maintain fit premises.****A. The landlord shall:**

1. Comply with the requirements of applicable building and housing codes materially affecting health and safety;

2. Make all repairs and do whatever is necessary to put and keep the premises in a fit and habitable condition;

3. Keep all common areas shared by two or more dwelling units of the premises in a clean and structurally safe condition;

4. Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including elevators, supplied or required to be supplied by him;

5. Maintain the premises in such a condition as to prevent the accumulation of moisture and the growth of mold, and to promptly respond to any notices from a tenant as provided in subdivision A 10 of § 55-248.16. *Where there is visible evidence of mold, the landlord shall promptly remediate the mold conditions in accordance with the requirements of § 8.01-226.12 and re-inspect the dwelling unit to confirm that there is no longer visible evidence of mold in the dwelling unit. The landlord shall make available to the tenant copies of any available written information related to the remediation of mold;*

6. Provide and maintain appropriate receptacles and conveniences, in common areas, for the collection, storage, and removal of ashes, garbage, rubbish and other waste incidental to the occupancy of two or more dwelling units and arrange for the removal of same;

7. Supply running water and reasonable amounts of hot water at all times and reasonable air conditioning if provided and heat in season except where the dwelling unit is so constructed that heat, air conditioning or hot water is generated by an installation within the exclusive control of the tenant or supplied by a direct public utility connection; and

8. Maintain any carbon monoxide alarm that has been installed by the landlord in a dwelling unit.

B. The landlord shall perform the duties imposed by subsection A in accordance with law; however, the landlord shall only be liable for the tenant's actual damages proximately caused by the landlord's failure to exercise ordinary care.

C. If the duty imposed by subdivision 1 of subsection A is greater than any duty imposed by any other subdivision of that subsection, the landlord's duty shall be determined by reference to subdivision 1 of subsection A.

D. The landlord and tenant may agree in writing that the tenant perform the landlord's duties specified in subdivisions 3, 6, and 7 of subsection A and also specified repairs, maintenance tasks, alterations and remodeling, but only if the transaction is entered into in good faith and not for the purpose of evading the obligations of the landlord, and if the agreement does not diminish or affect the obligation of the landlord to other tenants in the premises.

INTRODUCED

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